

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JUNE 10, 2004

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Michael Mack, Ward 6
Councilwoman Janet Moncrief, Ward 1
Ward 2 (Vacant)

Commissioners

Richard W. Truesdell, Chairman
Todd Nigro, Vice-Chairman
Byron Goynes
Steven Evans
Leo Davenport
David Steinman
Laura McSwain

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **May 13, 2004** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TENTATIVE MAP - TMP-4341 - BRONCO ESTATES - APPLICANT: A. K. NIELSEN CONSULTANTS - OWNER: FLYING HIGH, LIMITED PARTNERSHIP - Request for a Tentative Map FOR AN 11-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.04 acres adjacent to the southeast corner of Bronco Street and Corbett Street (APN: 125-26-707-001 and 125-26-706-003), U (Undeveloped) Zone [R (Rural Density Road) General Plan Designation] under Resolution of Intent to R-D (Single Family Residential - Restricted) Zone, Ward 6 (Mack).
2. TENTATIVE MAP - TMP-4355 - BRADLEY/RACEL - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY, INC. - Request for a Tentative Map FOR A 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.00 acres adjacent to the northeast corner of Bradley Road and Racel Street (APN: 125-12-701-006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Mack).
3. TENTATIVE MAP - TMP-4359 - SILVERSTONE RANCH PARCEL 7B - APPLICANT: PULTE HOMES - OWNER: PN II, INC. - Request for a Tentative Map FOR A 47-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND FOR A WAIVER TO TITLE 18.12.100 TO ALLOW 33-FOOT PRIVATE STREETS WHERE A MINIMUM OF 39 FEET IS REQUIRED on 19.87 acres adjacent to the south side of Monte Viso Drive, approximately 1,400 feet west of Rainbow Boulevard (APN: 125-10-710-001 through 022, 125-10-710-027 through 031), R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).
4. TENTATIVE MAP - TMP-4360 - SILVERSTONE RANCH PARCEL 7D - APPLICANT: PULTE HOMES - OWNER: PN II, INC. - Request for a Tentative Map FOR A 78-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND FOR A WAIVER TO TITLE 18.12.100 TO ALLOW 33-FOOT PRIVATE STREETS WHERE A MINIMUM OF 39 FEET IS REQUIRED on 24.39 acres adjacent to the north side of Monte Viso Drive, approximately 550 feet west of Rainbow Boulevard (APN: 125-10-611-001), R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

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5. **TENTATIVE MAP - TMP-4365 – SILVER CREEK - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION:** - Request for a Tentative Map FOR A 246-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 40.05 acres adjacent to the northwest corner of Charleston Boulevard and Sky Vista Drive (APN: 137-22-000-010), P-C (Planned Community) Zone, Ward 2.
6. **TENTATIVE MAP - TMP-4367 - DAY DAWN VISTA - APPLICANT: NEVADA HOMES GROUP - OWNER: DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 94 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.17 acres adjacent to the southwest corner of Deer Springs Way and Fort Apache Road (APN: 125-19-701-007 & 008), T-C (Town Center) Zone and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).
7. **TABLED - TENTATIVE MAP - TMP-3991 - REGENT AT TOWN CENTER (A CONDOMINIUM SUBDIVISION) - APPLICANT: BRENNER AND ASSOCIATES, INC. - OWNER: EL CAPITAN ASSOCIATES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 284-LOT CONDOMINIUM DEVELOPMENT, INCLUDING 10 RETAIL UNITS on 15.2 acres adjacent to the southwest corner of Durango Drive and Dorrell Lane (APN: 125-20-201-024), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

8. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4351 - APPLICANT: GREAT WESTERN COUNTERTOPS - OWNER: HLC INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED LIGHT ASSEMBLY AND FABRICATION

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FACILITY IN AN EXISTING BUILDING at 5000 Oakey Boulevard, Suite D12 (APN: 163-01-602-001 and 002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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9. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4312 - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC PARK on 10.0 acres adjacent to the northeast corner of Tenaya Way and Summerlin Parkway (a portion of APN: 138-27-301-019), U (Undeveloped) Zone [ROW (Right-of-Way) General Plan Designation] under Resolution of Intent to C-V (Civic) Zone, Ward 2.
10. **MASTER SIGN PLAN - PUBLIC HEARING - MSP-4380 - APPLICANT: VISION SIGN, INC. - OWNER: D 2801 WESTWOOD, INC.** - Request for a Master Sign Plan FOR AN APPROVED SEXUALLY-ORIENTED BUSINESS (TREASURES GENTLEMEN'S CLUB) adjacent to the northwest corner of Westwood Drive and Red Oak Avenue (APN: 162-08-604-001 and 162-09-102-001 & 003), M (Industrial) Zone, Ward 1 (Moncrief).
11. **VACATION - PUBLIC HEARING - VAC-4347 - APPLICANT: CANYON RIDGE CHRISTIAN CHURCH** - Petition to Vacate a portion of Maverick Street, generally located between La Madre Way and Lone Mountain Road, Ward 6 (Mack).
12. **VACATION - PUBLIC HEARING - VAC-4348 - APPLICANT MTC 118, INC.** - Petition to Vacate U.S. Government Patent Easements generally located north of Dorrell Lane, west of Durango Drive, Ward 6 (Mack).

PUBLIC HEARING ITEMS:

13. **ABEYANCE - PUBLIC HEARING - GPA-4072 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI** - Request to amend the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: O (OFFICE) AND GC (GENERAL COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), Ward 6 (Mack).

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14. **ABEYANCE - REZONING RELATED GPA-4072 - PUBLIC HEARING - ZON-4202 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI** - Request for a Rezoning FROM: O (OFFICE), R-E (RESIDENCE ESTATES) AND C-2 (GENERAL COMMERCIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), Ward 6 (Mack).

15. **ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4072 AND ZON-4202 - PUBLIC HEARING - SDR-4204 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK AND KUSUM DESAI** - Request for a Site Development Plan Review FOR A 125-LOT SINGLE FAMILY DEVELOPMENT on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), O (Office), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre)], Ward 6 (Mack).

16. **ABEYANCE - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4091 - APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).

17. **ABEYANCE - REZONING RELATED TO GPA-4091 - PUBLIC HEARING - ZON-4093 - APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [D-R (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).

18. **ABEYANCE - VARIANCE RELATED TO GPA-4091 AND ZON-4093 - PUBLIC HEARING - VAR-4094 - APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request for a Variance TO ALLOW 34,340 SQUARE FEET OF OPEN SPACE WHERE 63,363 SQUARE FEET IS REQUIRED FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).

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19. ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4091, ZON-4093, AND VAR-4094 - SDR-4095 - APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request for a Site Development Plan Review FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND FOR A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).
20. ABEYANCE - REZONING - PUBLIC HEARING - ZON-4200 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 20.0 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APN: 125-11-508-003), Ward 6 (Mack).
21. ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4200 - PUBLIC HEARING - SDR-4198 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 29-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 20.00 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APN: 125-11-508-003), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).
22. ABEYANCE - REZONING - PUBLIC HEARING - ZON-4216 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: T-C (Town Center) on 17.66 acres adjacent to the northwest corner of Deer Springs Way and Fort Apache Road (APN: 125-19-602-001, 003 thru 011), Ward 6 (Mack).
23. ABEYANCE - VACATION RELATED TO ZON-4216 - PUBLIC HEARING - VAC-4218 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Petition to Vacate U.S. Government Patent Easements generally located south of Dorrell Lane, west of Chieftain Street, Ward 6 (Mack).

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24. **ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4216 AND VAC-4218 - PUBLIC HEARING - SDR-4220 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Site Development Plan Review FOR A PROPOSED 92-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 17.66 acres adjacent to the northwest corner of Deer Springs Way and Fort Apache Road (APN: 125-19-602-001, 003 thru 011), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack).
25. **ABEYANCE - REZONING - PUBLIC HEARING - ZON-4215 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-2 (Medium-Low Density Residential) on 2.10 acres adjacent to the southeast corner of Dorrell Lane and Unicorn Street (APN: 125-24-602-001), Ward 6 (Mack).
26. **ABEYANCE - WAIVER RELATED TO ZON-4215 - PUBLIC HEARING - WVR-4217 - OWNER/APPLICANT: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 186 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED in conjunction with a proposed 10-lot single-family residential development adjacent to the southeast corner of Dorrell Lane and Unicorn Street (APN: 125-24-602-001), R-E (Residence Estates) Zone [PROPOSED: R-2 (Medium-Low Density Residential) Zone], Ward 6 (Mack).
27. **ABEYANCE - VACATION - PUBLIC HEARING - VAC-4071 - APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC.** - Request for a Petition to vacate Deer Springs Way between Jones Boulevard and Maverick Street; and Maverick Street between Deer Springs Way and Rome Boulevard, Ward 6 (Mack).
28. **ABEYANCE - SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4247 - APPLICANT: TIM C. AYALA - OWNER: WEINGARTEN NOSTAT, INC.** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED, A WAIVER TO ALLOW THE SQUARE FOOTAGE TO BE LESS THAN 1,500 SQUARE FEET, AND TO ALLOW THE USE TO BE CLOSER THAN 200 FEET FROM A RESIDENTIALLY ZONED PARCEL at 849 South Rainbow Boulevard (APN: 138-34-717-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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29. **MAJOR MODIFICATION - PUBLIC HEARING - MOD-4311 - APPLICANT/OWNER: LAND INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Major Modification to the Lone Mountain Master Development Plan FROM: NEIGHBORHOOD COMMERCIAL TO: MEDIUM-LOW RESIDENTIAL on 4.12 acres adjacent to the northwest corner of Cheyenne Avenue and Hualapai Way (APN: 137-12-801-006), U (Undeveloped) Zone [PCD (Planned Community Development General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).
30. **REZONING - PUBLIC HEARING - ZON-4208 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Rezoning FROM: U(Undeveloped) Zone [TC (Town Center) General Plan Designation] and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under a Resolution of Intent to T-C (Town Center) TO: T-C (Town Center) on 25.35 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN: 125-18-801-006, 008, 014 and 016), Ward 6 (Mack).
31. **VARIANCE RELATED TO ZON-4208 - PUBLIC HEARING - VAR-4209 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Variance TO ALLOW 1.07 ACRES OF OPEN SPACE WHERE 2.34 ACRES IS THE MINIMUM REQUIREMENT FOR A 142-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 35.49 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN: 125-18-801-006, 007, 008, 013, 014 and 016), T-C (Town Center) Zone, U(Undeveloped) Zone [TC (Town Center) General Plan Designation] and U(Undeveloped) Zone [TC (Town Center) General Plan Designation] under a Resolution of Intent to T-C (Town Center) [PROPOSED: T-C (Town Center)], Ward 6 (Mack).
32. **SPECIAL USE PERMIT RELATED TO ZON-4208 AND VAR-4209 - PUBLIC HEARING - SUP-4210 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Special Use Permit TO ALLOW A GATED COMMUNITY WITH PRIVATE STREETS on 35.49 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN: 125-18-801-006, 007, 008, 013, 014 AND 016), T-C (Town Center) Zone, U(Undeveloped) Zone [TC (Town Center) General Plan Designation] and U(Undeveloped) Zone [TC (Town Center) General Plan Designation] under a Resolution of Intent to T-C (Town Center) Zone [PROPOSED: T-C (Town Center)], Ward 6 (Mack).
33. **VACATION RELATED TO ZON-4208, VAR-4209, SUP-4210 AND SDR-4212 - VAC-4212 - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Petition to vacate U.S. Government Patent Easements generally located south of Severence Lane, west of Tee Pee Lane, Ward 6 (Mack).

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34. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4208, VAR-4209 AND SUP-4210 - PUBLIC HEARING - SDR-4214 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA -**
Request for a Site Development Plan Review FOR A 142-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 35.49 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN: 125-18-801-006, 007, 008, 013, 014 and 016), T-C (Town Center) Zone, U(Undeveloped) Zone [TC (Town Center) General Plan Designation] and U(Undeveloped) Zone [TC (Town Center) General Plan Designation] under a Resolution of Intent to T-C (Town Center) Zone [PROPOSED: T-C (Town Center)], Ward 6 (Mack).
35. **REZONING - PUBLIC HEARING - ZON-4374 - APPLICANT: NEVADA HOMES GROUP - OWNER: GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY, ET AL -**
Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: R-PD7 (Residential Planned Development - 7 Units per Acre) on 7.10 acres adjacent to the north side of Grand Teton Drive, approximately 495 feet east of the centerline of Durango Drive (APN: 125-09-401-017 and a portion of 125-09-401-006), Ward 6 (Mack).
36. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4374 - PUBLIC HEARING - SDR-4375 - APPLICANT: NEVADA HOMES GROUP - OWNER: GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY, ET AL -**
Request for a Site Development Plan Review FOR A PROPOSED 48-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 7.10 acres adjacent to the north side of Grand Teton Drive, approximately 495 feet east of the centerline of Durango Drive (APN: 125-09-401-017 and a portion of 125-09-401-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD7 (Residential Planned Development - 7 Units per Acre)], Ward 6 (Mack).
37. **VARIANCE - PUBLIC HEARING - VAR-4397 - APPLICANT: SUNRISE ADULT DAY CARE, INC. - OWNER: KINDER CARE LEARNING CENTER, INC. -**
Request for a Variance TO ALLOW 10 PARKING SPACES WHERE 19 SPACES IS THE MINIMUM REQUIRED ON 0.54 ACRES at 4944 Vegas Drive (APN: 138-24-803-022), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
38. **SPECIAL USE PERMIT RELATED TO VAR-4397 - PUBLIC HEARING - SUP-4382 - APPLICANT: SUNRISE ADULT DAY CARE, INC. - OWNER: KINDER CARE LEARNING CENTER, INC. -**
Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER IN AN EXISTING BUILDING located at 4944 Vegas Drive (APN: 138-24-803-022), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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39. VARIANCE - PUBLIC HEARING - VAR-4386 - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS - Request for a Variance TO ALLOW REAR SETBACKS OF ZERO FEET AND 10 FEET WHERE 15 FEET IS REQUIRED, AND TO ALLOW LOT COVERAGE OF 55 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED for a proposed office building and detached parking structure on 1.12 acres at 706, 710, 712, and 714 South Tonopah Drive (APN: 139-32-803-005 through 008), PD (Planned Development) Zone [P-O (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).
40. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4386 - PUBLIC HEARING - SDR-4385 - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR A PROPOSED 19,540 SQUARE-FOOT, TWO-STORY OFFICE BUILDING AND A PROPOSED 54,161 SQUARE-FOOT, THREE-LEVEL DETACHED PARKING STRUCTURE on 1.12 acres at 706, 710, 712, and 714 South Tonopah Drive (APN: 139-32-803-005 through 008), PD (Planned Development) Zone [P-O (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).
41. VARIANCE - PUBLIC HEARING - VAR-4377 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 78 PERCENT OF THE TOTAL FLOOR AREA OF A LIVE/WORK UNIT TO BE USED FOR RESIDENTIAL PURPOSES WHERE 50 PERCENT IS THE MAXIMUM ALLOWED in conjunction with a proposed 30-unit multi-family Live/Work development on 1.66 acres adjacent to the northwest corner of Carson Avenue and Maryland Parkway (APN: 139-34-712-111; 139-35-310-006 and a portion of 139-35-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
42. SPECIAL USE PERMIT RELATED TO VAR-4377 - PUBLIC HEARING - SUP-4376 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED 30-UNIT MULTI-FAMILY LIVE/WORK DEVELOPMENT adjacent to the northwest corner of Carson Avenue and Maryland Parkway (APN: 139-34-712-111; 139-35-310-006 and a portion of 139-35-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
43. VACATION RELATED TO VAR-4377 AND SUP-4376 - PUBLIC HEARING - VAC-4419 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS

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PROPERTIES, LIMITED LIABILITY COMPANY - Petition to Vacate a portion of 11th Street between Carson Avenue and Fremont Street, Ward 5 (Weekly).

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44. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4377 AND SUP-4376 - PUBLIC HEARING - SDR-4373 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 30-UNIT MULTI-FAMILY LIVE/WORK DEVELOPMENT on 1.66 acres adjacent to the northwest corner of Carson Avenue and Maryland Parkway (APN: 139-34-712-111; 139-35-310-006 and a portion of 139-35-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
45. **VARIANCE - PUBLIC HEARING - VAR-4369 - APPLICANT: BOB SCHULMAN - OWNER: WINNIE SCHULMAN** - Request for a Variance TO ALLOW A SIX-FOOT SIDE SETBACK FOR PROPOSED HOUSE ADDITIONS WHERE 10 FEET IS REQUIRED, AND TO ALLOW A SIX-FOOT FRONT WALL AND ENTRY GATE WHERE FOUR FEET IS THE MAXIMUM ALLOWED on 0.63 acres located at 3004 Campbell Circle (APN: 139-32-212-005) R-E (Residence Estates), Ward 1 (Moncrief).
46. **VARIANCE - PUBLIC HEARING - VAR-4384 - APPLICANT/OWNER: BRUCE AND LORI WERNER** - Request for a Variance TO ALLOW A ZERO CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED IN CONJUNCTION WITH AN EXISTING CARPORT on 0.16 acres located at 4613 Del Monte Avenue (APN: 162-06-213-010), R-1 (Single-Family Residential) Zone, Ward 1 (Moncrief).
47. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4313 - APPLICANT: MARK FISHER - OWNER: BUFFALO WASHINGTON IV, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT AND WAIVER OF THE 400-FOOT DISTANCE SEPARATION REQUIREMENT FROM A PARCEL ZONED FOR RESIDENTIAL USE at 7455 West Washington Avenue (APN 138-27-301-020), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2.
48. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4366 - APPLICANT: TAKE 1, INC. - OWNER: DARIO PINI** - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT at 707 Fremont Street (APN: 139-34-612-005), C-2 (General Commercial) Zone, Ward 5 (Weekly).

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49. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4314 - APPLICANT: AMERICAN PLAZA, LIMITED LIABILITY COMPANY - OWNER: BUILDING THE AMERICAN DREAM CORPORATION** - Request for a Site Development Plan Review and Waivers of Perimeter Buffer and landscape standards FOR A PROPOSED 37,328 SQUARE-FOOT OFFICE BUILDING on a 1.63 acre site located west of Rancho Boulevard, approximately 200 feet north of Alexander Road (APN: 138-02-814-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
50. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4362 - APPLICANTS/OWNERS: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN CHRIST, ET AL** - Request for a Site Development Plan Review, a Waiver of the Parking Lot Landscaping Standards, and a Reduction in the amount of required Perimeter Landscaping FOR A PROPOSED 4,080 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP 0.32 acres at 300 and 304 Madison Avenue (APN: 139-27-211-006 and 007), R-4 (High Density Residential) Zone, Ward 5 (Weekly).
51. **VACATION RELATED TO SDR-4362 - PUBLIC HEARING - VAC-4476 - APPLICANT: JERRY MICELI - OWNER: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN CHRIST, ET AL** - Petition to Vacate portions of Madison Avenue and C Street, Ward 5 (Weekly).
52. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4372 - APPLICANTS/OWNERS: RONALD & CHRISTINE REYNOLDS AND MATTHEW CALLISTER** - Request for a Site Development Plan Review and a Reduction in the amount of perimeter landscaping and buffering FOR A PROPOSED 40,000 SQUARE-FOOT PROFESSIONAL OFFICE BUILDING on 0.32 acres located at 823 South Las Vegas Boulevard (APN: 139-34-410-249 & 172), C-2 (General Commercial) Zone, Ward 5 (Weekly).

DIRECTOR'S BUSINESS ITEMS:

53. **ABEYANCE - RENOTIFICATION - TEXT AMENDMENT - TXT-4429 - PUBLIC HEARING - CITY OF LAS VEGAS** - Discussion and possible action to Amend Title 19.04.040 to allow the keeping of two horses on residential lots with a minimum net area of 18,000 square feet.

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CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.